

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
October 20, 2021**

**CALL TO ORDER**

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, October 20, 2021.

**ROLL CALL**

Present: Commissioners Barrington Tucker, Lon Schank, Inez Flores, Michael Shay, Calvin Wright, Chairman Ali

Absent: Commissioner Rick Campos and Vice Chair Lawrence Cooper

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

Attendees: None

---

**APPROVAL OF MINUTES**

Motion Wright, second Shay to approve Minutes of the March 17, 2021, April 21, 2021, May 19, 2021, July 21, 2021 and August 18, 2021 meetings of the Plan Commission.

Voice Vote: Unanimous  
Motion carried.

**PUBLIC HEARING**

**SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY,  
CHAMPION JIU JITSU, 501 S. WEBER ROAD, UNIT 112. APPLICANT: JULIANNE  
HARVARD, SPIDER GYM AND MMA, INC. PROJECT NO.: 418.21**

Motion Flores, second Schank to open the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Cooper

Motion carried, public hearing opened at 8:01 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for a Commercial Recreation Facility in order to allow a martial arts studio providing instruction for a variety of self-defense classes at 501 S. Weber Road, Unit 112. The subject property comprises approximately 8.85 acres, currently developed as a multi-tenant mixed-use development, commonly known as Weber Plaza, and zoned B-2 Community Retail. Access to the development would be available via a right-in/right-out off Weber Road to the southeast and a full-access drive off Hassert Boulevard to the north. There is

adequate parking for the proposed use. Per the Zoning Ordinance, a Commercial Recreational Facility is not a permitted use within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a martial arts studio, commonly known as Champion Jiu Jitsu, at 501 S. Weber Road, Unit 112. Per the applicant, the martial arts studio would feature a variety of self-defense classes, including Brazilian Jiu-Jitsu, a traditional martial art defense system that focuses on grappling and ground techniques, as well as kickboxing, to help promote physical fitness and a healthy lifestyle. The hours of operation would be Monday through Friday 9:00 a.m. to 5:00 p.m. for private and semi-private lessons, and from 5:00 p.m. to 9:00 p.m. group classes (approx. 10 students per hour), Saturday 9:00 a.m. to 2:00 p.m. and closed on Sunday. Per the applicant, this would be an owner-operated business with two to three employees.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for Commercial Recreation Facility, commonly known as Champion Jiu Jitsu, to be located at 501 S. Weber Road, Unit 112.

**DISCUSSION**

None

Motion Wright, second Schank to close the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Cooper

Motion carried, public hearing closed 8:03 p.m.

**APPROVAL OF FINDINGS OF FACT**

PC 21.19 Approval of a Special Use Permit for a Commercial Recreation Facility and Adoption of Findings of Fact. Project No.: 418.21

Motion Schank, second Flores to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

Motion Flores, second Shay to accept the recommendation of Planning Staff.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Cooper

Motion carried.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

None

**COMMISSIONER'S REPORT**

None

**PLANNING DEPARTMENT REPORT**

Mr. Eastman asked everyone to be mindful of the roads when driving especially around construction areas. He stated to please pay attention to construction workers, both Village employees or IDOT. He asked all to please slow down and pay attention to the road. He also wished everyone a Happy Halloween and invited them to the Village Hall to walk around the path. He explained the Mayor organized to have decorations for the holidays set up around the pond.

**ADJOURNMENT**

Motion Shay, second Flores to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Ali adjourned the meeting at 8:06 p.m.



CHAIRMAN



APPROVED



SECRETARY